

SO ORDERED.



TIFFANY & BOSCO
P.A.

Dated: September 20, 2010

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Charles G. Case, II

CHARLES G. CASE, II
U.S. Bankruptcy Judge

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10-04194

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:
Joseph Lee Mauk
Debtors.

Wells Fargo Bank, N.A.
Movant,
vs.
Joseph Lee Mauk
Debtors; Lothar Goernitz, Trustee.
Respondents.

No. 2:10-bk-03301-CGC

Chapter 7

ORDER

(Related to Docket #21)

Hearing Date: July 22, 2010

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed by U.S. Bankruptcy Code 362(a) are hereby terminated as to Movant with respect to that certain real property which is subject of a Deed of Trust dated May 5, 2006, and recorded in the office of the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Joseph Lee Mauk have an interest in, further described as:

Lot 1, DESERT VISTA UNIT 1, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 122 of Maps, page 35.

1 IT IS FURTHER ORDERED that this Order vacating the automatic stay imposed by U.S.
2 Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtor converts this case to
3 another chapter under the U.S. Bankruptcy Code.

4 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
5 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement,
6 or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors.
7 However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if
8 Debtors' personal liability is discharged in this bankruptcy case.